

**Cheltenham Avenue
Twickenham
TW1 3HD**

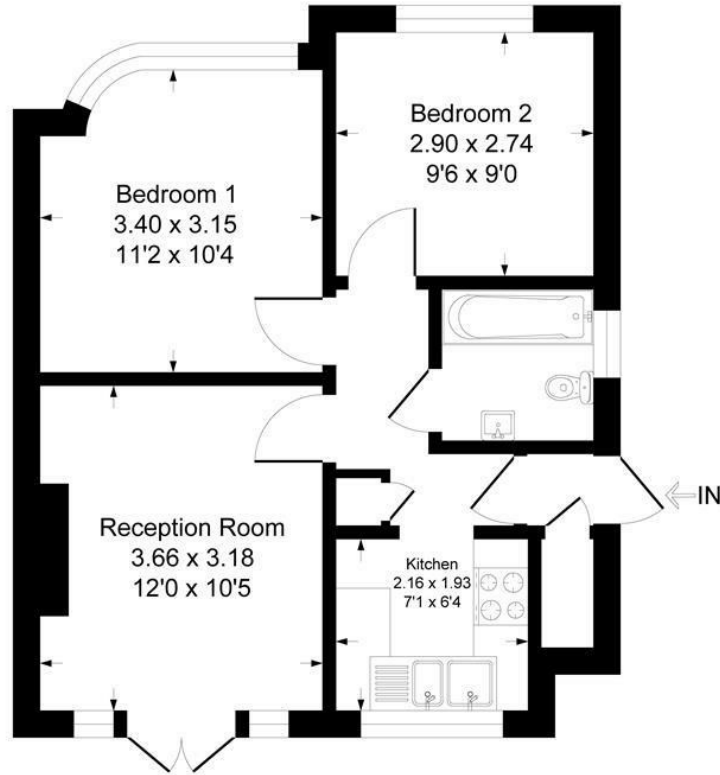
£435,000

ChaseBuchanan



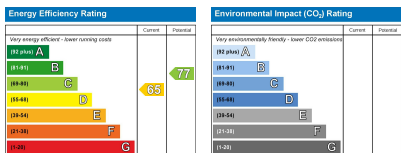
Cheltenham Avenue TW1

Approximate Gross Internal Floor Area = 45.0 sq m / 485 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.

- Viewings accompanied by Chase Buchanan
- Two double bedrooms
- Popular cul-de-sac
- Long lease
- Ground floor
- Private rear garden
- Close to station
- Rental yield circa 4.10%

This ground floor purpose built maisonette is situated in a quiet cul-de-sac only a few minutes walk from Twickenham mainline station and town centre.

The accommodation offers a good size living/dining room, two double bedrooms, kitchen and bathroom.

Further benefits include a private rear garden and off street parking for two cars.

Offering the opportunity to update and improve, this is an ideal first time home or investment purchase.

Cheltenham Avenue is ideally located to take advantage of all that Twickenham has to offer, from the range of boutique shops in Church Street, to the ambient restaurants and delightful riverside pubs and walks. Situated within a pleasant walk to Marble Hill Gardens along the riverside and within easy access of both Richmond and Kingston with comprehensive amenities. Communication links are excellent with two nearby railway stations providing good links to London Waterloo, easy access to the M3 and M25 motorways and Heathrow Airport.

The local area is well served for schools, both private and state-run, including Orleans School rated 'outstanding' by Ofsted.

Lease 915 years. Service Charge Nil. Ground Rent £4.00 pa. (All details concerning the terms of the lease and outgoings are subject to verification).

To arrange a viewing please contact the vendors' sole agents Chase Buchanan.

For more information or to book a viewing, please contact:

020 8744 0101

ChaseBuchanan

4 York Street, Twickenham, TW1 3LD